



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14329 - 00050  
Date Received: 1/29/14  
Commission/Group: Near East  
Existing Zoning: CPD Application Accepted by: D. Reiss Fee: \$1,900.00  
Comments: 4/15/14

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Applicant would like to change the face of the (2) Road Signs from manual gas pricers to a LED gas pricers. Currently this location is zoned CPD (Zoning text Z01-072 states to follow Columbus Code). Section 3377.08(C)(1) of the Columbus Code permits automatic changeable copy signs in C3, C4, C5 and M, but does not permit automatic changeable copy in CPD zoned properties.

## LOCATION

1. Certified Address Number and Street Name 825 East Broad Street

City Columbus State Ohio Zip 43205

Parcel Number (only one required) 010-054986-00 AND 010-015678-00 (business on TWO parcels)  
one sign located on EACH parcel

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Rodger Kessler, Vice President of Kessler Sign Company

Address 2669 National Road (mailing: PO Box 618) City/State Zanesville, OH Zip 43701 (mail: 43702)

Phone # 800-686-1870 Fax # 740-453-5301 Email rodger@kesslersignco.com

## PROPERTY OWNER(S):

Name Englefield F W IV

Address 447 James Parkway City/State Newark, Ohio Zip 43056

Phone # 740-928-8215 Fax # contact applicant Email jgordon@englefieldoil.com

☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Rodger Kessler, Kessler Sign Company (Applicant)

Address PO Box 618 City/State Zanesville, OH Zip 43702

Phone # 800-686-1870 Fax # 740-453-5301 Email: rodger@kesslersignco.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE Same as applicant.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

Revised 02/01/11



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## AFFIDAVIT

**14320-00050**

**825 E. Broad St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rodger Kessler

of (1) MAILING ADDRESS 2365 East 5th Ave., Columbus, OH 43219

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Bill Englefield Jr. & Ben Englefield

AND MAILING ADDRESS

447 James Parkway, Newark, OH 43056

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Rodger Kessler, Kessler Sign Company

2669 National Rd., Zanesville, OH 43701

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Near East Area Commission

Annie Womack

950 East Main St., Columbus, OH 43205

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS  
see attached list

☒ (7) Check here if listing additional property owners on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



**JESSICA GRANT**  
Notary Public, State of Ohio  
My Commission Expires 7/18/2017

(8)

Jessica Grant: expires July 18, 2017

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SURROUNDING PROPERTY OWNERS OF  
PARCELS: 010-054986 AND 010-015678  
TWO PARCELS FOR BP GAS STATION – 825 E. BROAD ST.

**Parcel No: 010-033923**  
**51 Douglas**

Board of Education of the  
City of Columbus School Dist.  
270 East State St.  
Columbus, OH 43215

**Parcel No: 010-057579**  
**East Broad St.**

Broad St. Presbyterian Church  
760 East Broad St.  
Columbus, OH 43205

**Parcel No: 010-029345**  
**33-35 S. Monroe**

Kenneth L. Youger – Jean Comaty  
780 Bryden Rd.  
Columbus, OH 43205

**Parcel No: 010-005906**  
**23 S. Monroe**

D&S Properties  
C/O F&W Properties, Inc.  
753 E. Broad St.  
Columbus, OH 43205

**Parcel No: 010-027018**  
**805-807 E. Broad St.**

Jack A. Debaar  
805 East Broad St.  
Columbus, OH 43205

**Parcel No: 010-019242**  
**S. Monroe**

David L. Fisher  
C/O F&W Properties  
753 E. Broad St.  
Columbus, OH 43205

**Parcel No: 010-010892**  
**800 E. Broad St.**

MAAP, LLC  
2150 Lane Rd.  
Columbus, OH 43220

**Parcel No: 010-029981**  
**19 S. Monroe**

Wardens & Vestry of St. Paul's Church  
787 East Broad St.  
Columbus, OH 43205

**Parcel No: 010-023776**  
**854 E. Broad St.**

ON BROAD, LLC  
753 E. Broad st.  
Columbus, OH 43205

**Parcel No: 010-054518**  
**SEVENTEENTH**

ON BROAD, LLC  
753 E. Broad st.  
Columbus, OH 43205

**Parcel No: 010-039947**  
**E. Broad**

Briand TS and Michelle M Webb  
875 E. Broad St.  
Columbus, OH 43205

**14320-00050**  
**825 E. Broad St.**





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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

**14320-00050**

**825 E. Broad St.**

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Applicant would like to change only the faces of the existing two MID road signs at the BP location in  
in question. Applicant would like to "update" the MID sign to give it a cleaner and more refreshing look.  
The current signs identify three different gas prices: regular, silver and ultimate. Applicant would like to  
remove those three prices which are smaller and replace with one larger panel which only identifies  
regular gas price and two lines of changeable copy. (Changeable copy signs are permitted and no variance  
would be required for those) This makes the information clearer to the passing consumers and will  
likely be safer in communicating the gas prices. Also, this location is on a very busy part of Broad St. and  
currently the numbers have to be changed manually at the sign by an employee. The new sign  
would be able to be changed from one price to another instantly from inside the store which will be  
safer for the employee

Signature of Applicant \_\_\_\_\_

Date January 27, 2014

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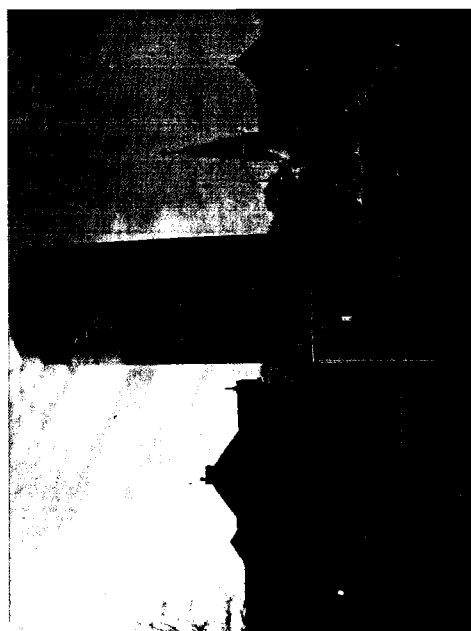
Please make all checks payable to the Columbus City Treasurer

Revised 02/01/11



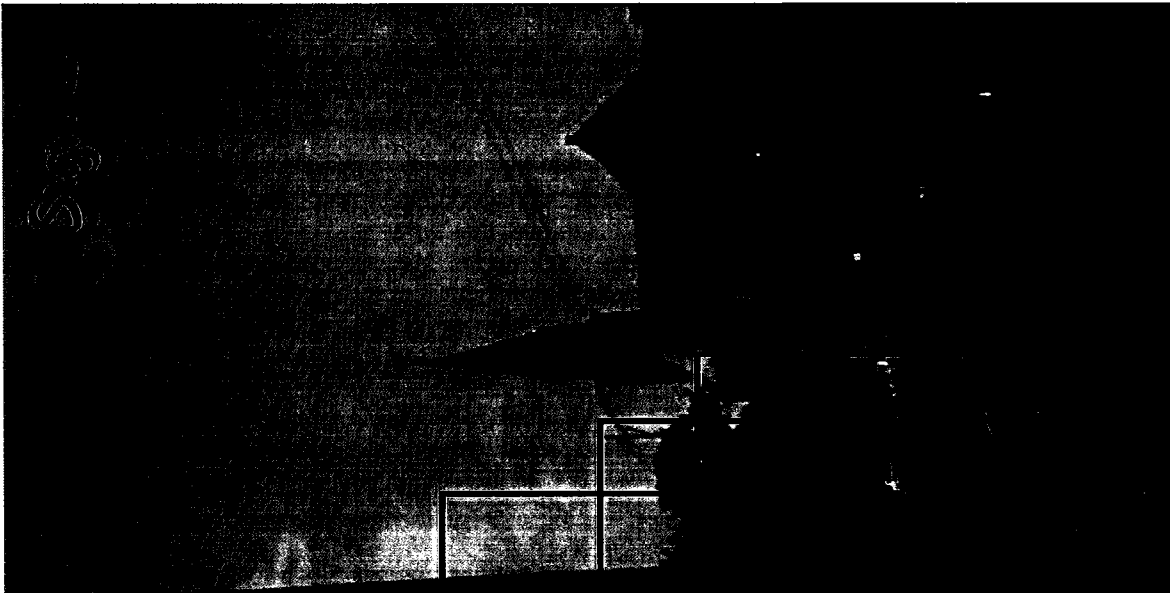


36"



**Duchess**

regular



NEW D/F DUCHESS REPLACEMENT PANEL  
NEW D/F 18" LED REGULAR PRICER PANEL  
NEW D/F 2 LINE CHANGEABLE COPY REPLACEMENT PANEL

**14320-00050**  
**825 E. Broad St.**

FINAL APPROVAL  
SALESMAN INITIAL

Client

Englefield

Location  
#619 East Broad

Client Approval

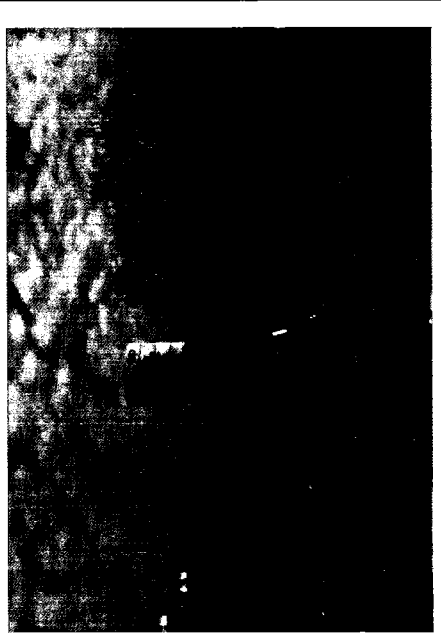
Total Area	Design No.
Circuit	Date 10/8/12
Voltage	Drawn by <b>JARED</b>
Scale	Salesman Rodger

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**THE KESSLER DESIGN GROUP**  
1040 JACKSON STREET  
P.O. BOX 0785  
ZANESVILLE, OHIO 43701-0785  
1-800-666-1870

Saved as "englefield\_619\_EastBroad\_10\_8\_12"



NEW D/F DUCHESS REPLACEMENT PANEL  
 NEW D/F 18" LED REGULAR PRICER PANEL  
 NEW D/F 2 LINE CHANGEABLE COPY REPLACEMENT PANEL

**14320-00050**  
**825 E. Broad St.**

Client: Englefield  
 Location: #619 East Broad  
 Client Approval: ☐  
 SALESMAN INITIAL: ☐

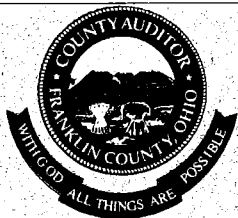
Total Area	Design No.
Chester	10/8/12
Village	Down by JARED
State	Salesman Rodger

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**THE KESSLER DESIGN GROUP**  
 1040 JACKSON STREET  
 P.O. BOX 0785  
 ZANESVILLE, OHIO 43701-0785  
 1-800-666-1870

Saved as "englefield\_619\_EastBroad\_10\_8\_12"





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 1/24/14



Disclaimer

Scale = 60

Grid

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are no information sources should be consulted for verification of the informati county and the mapping companies assume no legal responsibilities for t Please notify the Franklin County GIS Division of any discrepancies.

**14320-00050**  
**825 E. Broad St.**



# City of Columbus Address Plat



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 010054986

House Number: 819

Lot Number: 16-18

Work Done: REMODEL

Project Name: ROAD SIGN

Street Name: E BROAD ST

Subdivision: SAMUEL BARLITS AMENDED ADD

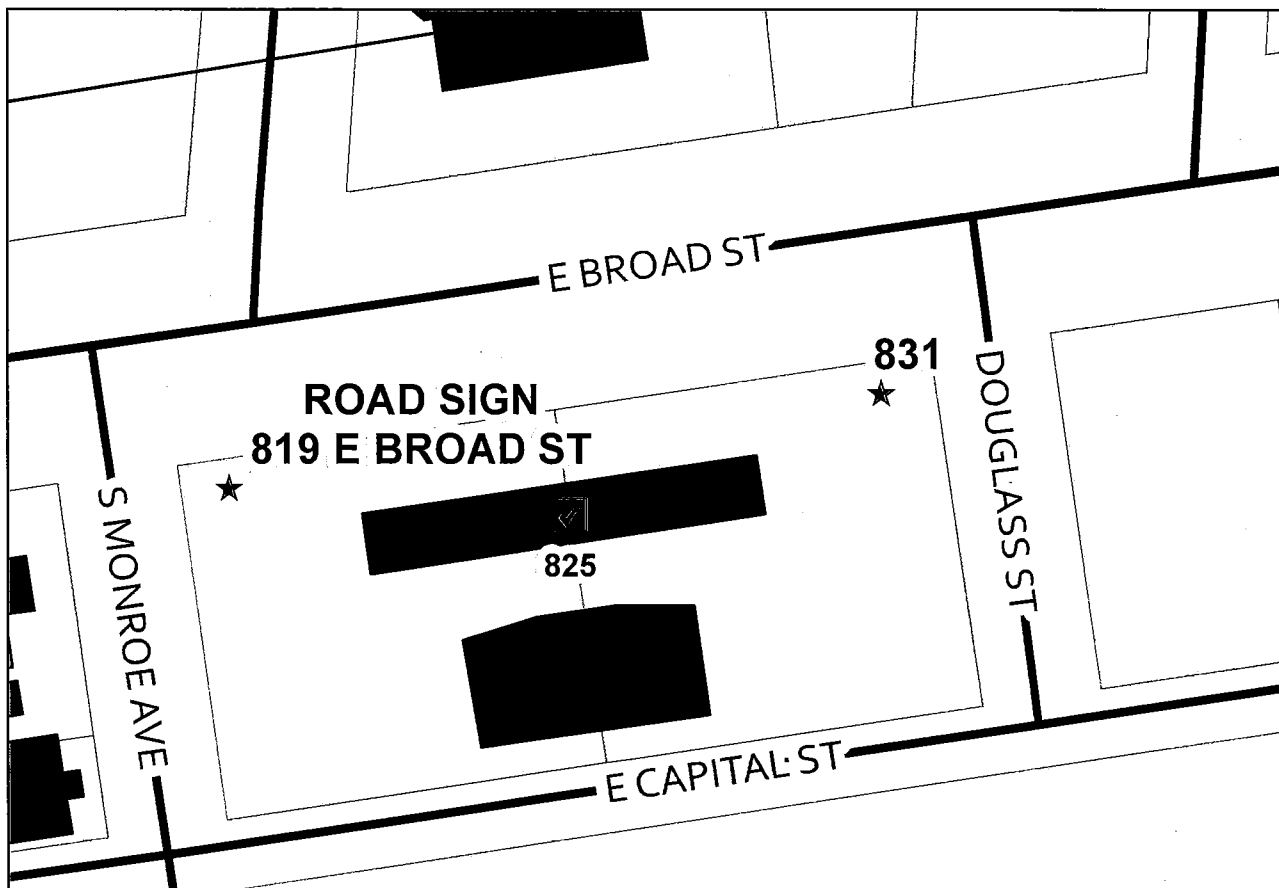
Complex: BP #619

Owner: F. ENGLEFIELD & BENJAMIN ENGLEFIELD

Requested By: KESSLER SIGN COMPANY (JESSICA GRANT)

Printed By: Cassandra Sampeur

Date: 1/29/2014



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 1330044



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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

**14320-00050**  
**825 E. Broad St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rodger Kessler, Kessler Sign Company

of (COMPLETE ADDRESS) 2669 National Rd., Zanesville, OH 43701

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Bill Englefield Jr. & Ben Englefield

447 James Pkwy, Newark, OH 43056

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jessica Grant: commission expires July 18, 2017



**JESSICA GRANT**  
Notary Public, State of Ohio  
My Commission Expires 7/18/2017

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4322

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